



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

The place does not have the cultural heritage significance required to meet the condition for entry in the State Register under section 38 of the Heritage Act 2018

1. **DATA BASE No.** 132
2. **NAME** *Padbury's Buildings, Bassendean* (1918)
OTHER NAME Bassendean Rochdale Co-operative, Freecorns
3. **LOCATION** 1 Old Perth Road, Bassendean
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
Lot 123 on Diagram 6215 and Lots 187 and 188 on Plan 2572, Vol. 1082, Fol. 425; Lot 1 on Diagram 6215, Vol. 1509, Fol. 379; Road Reserve.
5. **LOCAL GOVERNMENT AREA** Town of Bassendean
6. **HERITAGE LISTINGS**
 - Register of Heritage Places: -----
 - National Trust Classification: -----
 - Local Planning Scheme – Heritage List: Adopted 22/5/2018
 - Local Heritage Survey: Adopted 2005
 - Register of the National Estate: -----
 - Aboriginal Sites Register: -----
7. **ORDERS UNDER SECTION OF THE ACT**

8. **HERITAGE AGREEMENT**

9. **STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE**
Padbury's Buildings, Bassendean, a double-storey Store and Manager's Residence (fmr) and a single-storey Adjoining Shop and Residence (fmr), built in 1918 for William Padbury has cultural heritage significance for the following reasons:

the place is a representative example of a Federation Free Classical style, purpose-built branch store with some landmark value. (Factors A, D & F)

prominently positioned addressing the Bassendean Station opposite, and at the entry to the local commercial centre, *Padbury's Buildings* is representative of the type of local shops that were developed along major

transport arteries and in close proximity to railway stations as suburban development increased in the early to mid-20th century. (Factors A & D)

the place was built for William Padbury, a prominent Western Australian businessman whose various commercial interests included several branch general stores in suburban Perth and regional WA. (Factor G)

the place was designed by the architectural firm Hobbs, Smith and Forbes, which was responsible for many prominent buildings in Western Australia. (Factor G)

Significant modifications in the 1970s to the exterior and interior, including fixtures and finishes, and the addition of the c.1986 physiotherapy wing, are intrusive and do not contribute to the significance of the place.



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PLEASE NOTE: This Assessment Documentation¹ is intended to provide sufficient information to consider the place for inclusion in the State Register. It is not intended to provide a complete record of the history of the place or its physical presentation.

10. THE PLACE



Figure 1: Padbury's Buildings, Bassendean (2023)

Padbury's Buildings, designed by Hobbs, Smith and Forbes in the Federation Free Classical architectural style and constructed in 1918 for merchant William Padbury, comprises:

- a double-storey brick and stucco Store and Manager's Residence, with a distinctive and elaborate angled façade and parapet, and
- a single-storey Adjoining Shop and Residence to the east, which has a parapet with a similar design.

¹ The documentation for this place is based on the documentary evidence completed by Penny O'Connor, Arc Insights and Annette Green, Greenward Consulting in 2023, with amendments and/or additions by the Heritage Council and the Department.

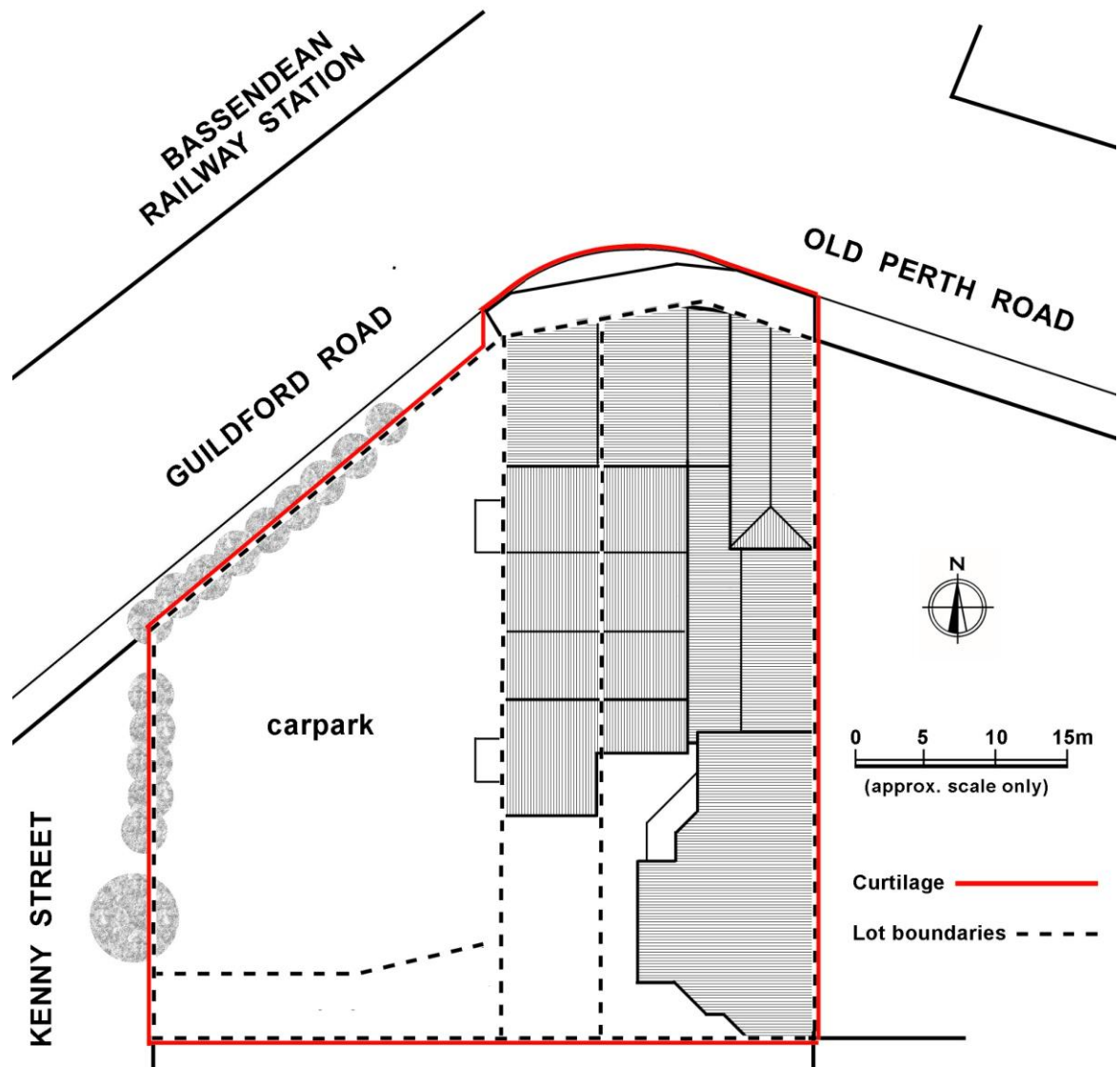


Figure 2: Site plan showing all of the elements included within the place.

11. DOCUMENTARY EVIDENCE

Bassendean

Padbury's Buildings is located at what was established as West Guildford in 1829 and renamed Bassendean in 1922.² Bassendean is in the traditional lands of the Whadjuk Noogar people, who occupied this area for more than 40,000 years prior to British settlement.³ The traditional way of life of the Whadjuk people began to be disrupted with the arrival of British colonists from 1827. Over time, swamps and wetlands in the area that Aboriginal people had relied on for food and water, were progressively drained for development.⁴

Guildford was one of the earliest commercial centres of the Swan River Colony, linked to developments at Fremantle, Perth and Kelmscott by the river, which was used as the main transport route. In the West Guildford area, further expansion after initial settlement by Pensioner Guards⁵ in the 1850s was slow, particularly compared to central Guildford. From the 1880s, the progressive establishment of railway stations along the line between Fremantle and Guildford resulted in the re-orientation of town centres to railway stations being at the centre.⁶

As the population dramatically increased from the 1890s onwards following the discovery of gold in Western Australia, suburban development around railway stations accelerated. In the Federation and inter-war periods, groups of shops catering to the needs of local communities were commonly established in proximity to railway stations. Perth remained the dominant commercial area, but as the metropolitan area grew a greater variety of stores were established in areas with larger populations.⁷

In 1901, the West Guildford Roads Board persuaded the State Government to change the alignment of the road from Perth to Guildford to deviate through the West Guildford township before it crossed the river.⁸ This resulted in the road taking a sharp turn east at the corner where *Padbury's Buildings* would later be constructed.

Despite several deputations from 1906 onwards, the West Guildford Railway Station (now Bassendean Station) was not constructed until 1910. This was in

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- 2 'Local History', Town of Bassendean website, <https://www.bassendean.wa.gov.au/develop-build/planning-development/local-history.aspx>, accessed 11/6/2024.
- 3 'Guildford Historic Town – Assessment Documentation' (2019) *Heritage Council of Western Australia*, <https://inherit.dplh.wa.gov.au/Admin/api/file/82ea9481-5c21-4802-b411-2a5215bd0350>, accessed 28/11/2023.
- 4 'Perth Metropolitan Area (Aerial imagery)' (1953) *Landgate Map Viewer Plus*, <https://map-viewer-plus.app.landgate.wa.gov.au/index.html>, accessed 28/11/23.
- 5 English military personnel who served on [convict transportation ships](#) enroute to [colonial Western Australia](#) between 1850 and 1868, and were given employment and grants of land on arrival. As cited by Vines, Freda (1967), [An attempt to estimate the number of members of the Enrolled Pensioner Force who came to W.A. as guards on convict ships between 1850 and 1868, from C.S.O. records in Battye Library](#), retrieved 12 November 2015
- 6 WA Thematic; 'Whatley Crescent Group, Maylands – Assessment Documentation' (2009), *Heritage Council of Western Australia*, pp.31-2, <https://inherit.dplh.wa.gov.au/Admin/api/file/c92b2cf9-e3b1-e756-4806-ead95acbc56>, accessed 25/6/2024
- 7 WA Thematic; 'Whatley Crescent Group, Maylands – Assessment Documentation' (2009), *Heritage Council of Western Australia*, pp.31-2, <https://inherit.dplh.wa.gov.au/Admin/api/file/c92b2cf9-e3b1-e756-4806-ead95acbc56>, accessed 25/6/2024.
- 8 'Bassendean Local Heritage Survey 2022' *Town of Bassendean*, p.10, https://www.bassendean.wa.gov.au/Profiles/bassendean/Assets/ClientData/Documents/Adopted_Local_Heritage_Survey_-_July_2022.pdf, accessed 14/9/2023.

direct response to the establishment of the Cuming Smith and Company Superphosphate factory to the north of the railway line.⁹ The new station was located opposite the site where *Padbury's Buildings* would later be constructed, ideally positioned to take advantage of customers coming by both rail and road, as well as locally on foot.

Padbury's Buildings, Bassendean

William Padbury was the nephew of Walter Padbury (1820–1907), an early settler in the Swan River Colony who went on to become one of the most successful entrepreneurs in Western Australia in the latter half of the 19th century. Walter Padbury, in partnership with William Loton, built a successful commercial business at Guildford (P4105 *Padbury's Stores and Residence*).

William Padbury (1867–1951) was born in England. In 1892, he came to Western Australia to join his uncle, and in 1896,¹⁰ William purchased the very successful Padbury's Store in Guildford from his uncle. He continued this success developing it further until it was one of the largest merchandise and agricultural produce stores in Western Australia.¹¹

After taking ownership of the Padbury's Store in Guildford, William began to expand his commercial enterprise with branches in metropolitan Perth and regional Western Australia. In 1903, he opened a branch store in Moora,¹² and by 1908, there was also a store in Newcastle (Toodyay) located in what had been the Oddfellows Hall.¹³ In 1912, William Padbury consolidated the three businesses as Padbury Stores Ltd, in part to allow for further expansion.¹⁴ A further branch in Midland opened in 1915.¹⁵ As was typical in this period, Padbury's Stores were general stores or 'emporiums' that sold a wide range of goods including groceries, clothing, ironmongery, manchester, shoes, toys and seasonal items such as for Christmas.¹⁶

The certificate of title for Lots 187, 188 and 189 (now Lot 1 D6215) in West Guildford (Bassendean) shows the lots being purchased by William Padbury, a merchant in Guildford, on the 11th of July. However, the specific year is unclear as

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- 9 'Bassendean Local Heritage Survey 2022' *Town of Bassendean*, https://www.bassendean.wa.gov.au/Profiles/bassendean/Assets/ClientData/Documents/Adopted_Local_Heritage_Survey_-_July_2022.pdf, p.179, accessed 14/9/2023.
- 10 Padbury's Stores and Residence – Assessment Documentation (1999), *Heritage Council of Western Australia*, p.7, <https://inherit.dplh.wa.gov.au/admin/api/file/e1d5a76a-9d1f-d90e-8713-a366985d7c4a>, accessed 3/10/2023.
- 11 'Agricultural Hall of Fame - Padbury William', *Royal Agricultural Society Western Australia*, https://www.raswa.org.au/hall_of_fame/padbury-william/, accessed 14/6/2024.
- 12 'Wm. Padbury's Colonial Stores, Moora', *Midlands Advertiser*, 27 December 1907, p.1, <http://nla.gov.au/nla.news-article156502207>, accessed 15/10/2023.
- 13 'Manchester Unity Independent Order of Oddfellows Hall (fmr)', *Shire of Toodyay Municipal Inventory*, inHerit website, <https://inherit.dplh.wa.gov.au/Public/Inventory/Details/e701b3c6-d15f-4746-ae2b-91e520f926a2>, accessed 15/10/2023.
- 14 'Padbury Stores Ltd.', *Swan Express*, 13 September 1912, p.5, <http://nla.gov.au/nla.news-article207344928>, accessed 11/6/2024; 'Padbury's Stores Ltd.', 18 September 1912, p.7, <http://nla.gov.au/nla.news-article79934509>, accessed 11/6/2024.
- 15 'Padbury Stores, Midland', *Swan Express*, 6 August 1915, p.5, <http://nla.gov.au/nla.news-article204769927>, accessed 11/6/2024; 'Moora Trading Company', *Shire of Moora Municipal Inventory*, inHerit website, <https://inherit.dplh.wa.gov.au/Public/Inventory/Details/5c212709-3f01-48d9-b457-5620bd55a35c>, accessed 13/6/2024.
- 16 'Grand Xmas Display at Padbury Colonial Stores,' *Midlands Advertiser*, 30 December 1910, p.10, <http://nla.gov.au/nla.news-article156510465>, accessed 15/10/2023.

text on the title is faded.¹⁷ *Padbury's Buildings* was constructed on Lot 187 and the adjoining half of Lot 188. Lot 189 remained vacant.

Development across Western Australia slowed during World War I. Nevertheless, in 1918, William Padbury opened the new purpose-built *Padbury's Buildings* in West Guildford (now Bassendean). The buildings were in a prime location on the corner of the sharp bend in Perth Road (now Old Perth Road). The angled façade of the place reflected the curve in the road and addressed the railway station diagonally opposite. The buildings were constructed by Hawkins and Sons to a design by Hobbs, Smith and Forbes.¹⁸



Figure 3. The place c.1920, occupied by E.J. Hanley, Butcher, and Padbury Stores Ltd.

Showing the original detailing in brick and stucco, fenestration, shop openings and verandah.

The panelled door to the Manager's accommodation is visible between the two shops.

Bassendean Local Studies Collection.¹⁹



Figure 4. The place c.1953, occupied by Bassendean Rochdale Cooperative.

Showing original large shop windows, central front entry, row of windows above the awning, and advertising on western wall. The panelled door to the Manager's accommodation is visible between the two shops.

State Library of WA 236426PD.²⁰

Hobbs, Smith and Forbes was formed in Perth in 1904 by Joseph John Talbot Hobbs (later Sir) as Senior Partner, together with EH Dean Smith and WJ Waldie Forbes. Before entering into the partnership, Hobbs had undertaken several significant contracts for Walter Padbury individually, and also Padbury and Loton. Hobbs, Smith and Forbes incorporated local materials into their designs, such as limestone, Donnybrook stone and red brick, as well as jarrah, in practical and decorative features, and use local tradespeople where possible.²¹ The firm undertook a wide range of commissions including residential, commercial, agricultural, government and educational buildings.²² In 1918, when *Padbury's Buildings* was designed, Forbes would have been the only original partner present

17 Certificate of Title 835-97 (Cancelled).

18 'Progressive West Guildford - Opening of Padbury's Stores Ltd' *Swan Express*, 16 August 1918, p.2, <http://nla.gov.au/nla.news-article207321620>, accessed 7/4/2025.

19 'Padbury's Buildings; Front View, C.1920' [photograph], *Bassendean Local Studies Collection*, P180, via <https://library.bassendean.wa.gov.au/services/local-studies.aspx>, accessed 9/10/2023.

20 State Library of WA - [Bassendean-Rochdale Co-Op premises in the Padbury's Building 202 Perth Road Bassendean - JPG 445.1 KB](#)

21 Taylor, John (2009) *Joseph John Talbot Hobbs (1864-1938): and his Australian-English architecture*, PhD Thesis, <https://research-repository.uwa.edu.au/en/publications/joseph-john-talbot-hobbs-1864-1938-and-his-australian-english-arc>, pp. 107 and 148, accessed 10/11/2023.

22 'Hobbs, Smith and Forbes', *State Library of Western Australia*, https://slwa.wa.gov.au/pdf/mn/mn2001_2500/mn2402.pdf, accessed 10/11/2023.

to oversee the project as Dean Smith had died in 1905 and Hobbs was still away on military duties.²³

The design and fit out of the building were described as ‘...equal to anything of its kind in Perth.’ The display windows had mirrors at either end creating a bright and spacious effect. On the wide shop floor, wall fixtures were in kauri pine, with counters, desks and tables in waxed jarrah and kauri. Great attention was given to ventilation and lighting. The single-storey saw-tooth portion of the store at the rear was lit by south facing roof lights, while the front portion was lit by a line of small windows that ran above the verandah. Electric lighting was also installed. The Manager’s Residence was accessed by a separate entry between Padbury’s Store and the Adjoining Shop via a polished jarrah staircase and was described as ‘large and lofty’ and containing all modern conveniences.²⁴

The Adjoining Shop was similarly sophisticated with a front display window that slid up and down which was fitted with ‘gauze wire blinds’. Inside, it had plastered walls and a varnished jarrah ceiling. It was fitted out with hooks and bars for holding goods, a counter and a cool room. A verandah extended along the street frontage of both properties, shading the windows in summer. The extensive use of jarrah in the fit out was noted as a source of pride and patriotism, particularly as it was the work of local company A. Douglas Jones and Co.,²⁵ which was based in Guildford.²⁶ Upon opening, the smaller shop was leased to butcher EJ Hanley, but by the following year was occupied by John H Davies, who operated the shop as a fruiterer and greengrocer for the next 20 years.²⁷

The draft architectural plans indicated the intention for a second shop and residence on the west side mirroring the one on its east, however this was never built.²⁸

William Padbury mortgaged the buildings in 1922 and 1924²⁹ to construct a large two-storey store on the corner of Wellington Street and Forrest Place opposite the railway station in central Perth.³⁰ Completed in 1925 at a cost of £60,000, the city

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- 23 Taylor, John (2009) *Joseph John Talbot Hobbs (1864-1938): and his Australian-English architecture*, PhD Thesis, <https://research-repository.uwa.edu.au/en/publications/joseph-john-talbot-hobbs-1864-1938-and-his-australian-english-arc>, pp.107, 148 and 176, accessed 10/11/2023
- 24 ‘Progressive West Guildford - Opening of Padbury’s Stores Ltd’ *Swan Express*, 16 August 1918, p.2, <http://nla.gov.au/nla.news-article207321620>, accessed 10/09/2023.
- 25 ‘Progressive West Guildford - Opening of Padbury’s Stores Ltd’ *Swan Express*, 16 August 1918, p.2, <http://nla.gov.au/nla.news-article207321620>, accessed 10/09/2023.
- 26 ‘A Douglas Jones & Co’, *Midlands Advertiser*, Friday 12 February 1909 p.3, <http://nla.gov.au/nla.news-article156503686>, accessed 12/11/2023.
- 27 Wise’s Post Office Directories, 1918 and 1919, available via State Library of Western Australia, <https://slwa.wa.gov.au/collections/collections/post-office-directories>, accessed 10/6/2024.
- 28 ‘Proposed Business Premises at West Guildford for Padbury’s Stores Ltd’ [Architectural Plan], undated, Hobbs Smith & Forbes Architects, *State Library of Western Australia*, Hobbs, Smith & Forbes Archival Plans 1920-1934, ACC 6403A-10.
- 29 Certificate of Title 835-97 (Cancelled).
- 30 ‘Padbury Buildings under construction, Forrest Place, Perth, 1925’ [photograph], *State Library of Western Australia*, BA127/185, https://encore.slwa.wa.gov.au/iii/encore/record/C_Rb2100752, accessed 9/10/2023.

Padbury's Buildings (demolished 1987) comprised 24 shops and 40 offices.³¹ The building does not appear to have included a Padbury's Store branch.³²

In 1927, the western portion of the land on which the *Padbury's Buildings* is situated (which appears to have never been developed and in 2025 remains vacant) was transferred to the Western Australian Bank. It is not known if the mortgages or sale were related to the construction of the Perth Padbury's Buildings. Padbury did go on to experience severe financial difficulties exacerbated by the Depression.³³

Post Office Directory records indicate that by 1928, only the Guildford location was in operation as a Padbury's Store.³⁴ In 1928, Knight & Son took up the lease of the Padbury's Store in Bassendean, operating a general store comprising grocery, hardware, produce and builders' hardware departments,³⁵ with Mr HAV Knight residing at the premises.³⁶

1940s

In 1940, William Padbury was declared bankrupt and the remaining portions of land on which *Padbury's Buildings* were situated, were assigned to his trustees for the benefit of his creditors.³⁷ In 1944, the lots containing the buildings were purchased by Charles Henry Edmonds.³⁸ Further research would be required to determine if this was the same Charles Henry Edmonds who held liquor licences for various premises in Perth.³⁹

Post Office Directories indicate that while the smaller shop remained in use under different businesses, Padbury's Store was for the most part vacant between c.1937 and c.1946, until Bassendean Rochdale Co-operative Ltd took up the lease.⁴⁰ It appears the Manager's Residence was tenanted for some of this period despite the store below being vacant.⁴¹

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- 31 'Padbury's Buildings. Contract Finished', *West Australian*, 24 October 1925, p.10, <http://nla.gov.au/nla.news-article31887788>, accessed 10/6/2024.
- 32 Wise's Post Office Directories, 1925, available via State Library of Western Australia, <https://slwa.wa.gov.au/collections/collections/post-office-directories>, accessed 10/6/2024.
- 33 'William Padbury's Affairs', *Western Argus*, 19 April 1932, p.19, <http://nla.gov.au/nla.news-article34598957>, accessed 26/06/2024.
- 34 Wise's Post Office Directories, 1918-1928, available via State Library of Western Australia, <https://slwa.wa.gov.au/collections/collections/post-office-directories>, accessed 10/6/2024.
- 35 'Knight and Son', *New Call*, 9 February 1933, p.11, <http://nla.gov.au/nla.news-article210844992>, accessed 11/6/2024.
- 36 Wise's Post Office Directories, available via State Library of Western Australia, <https://slwa.wa.gov.au/collections/collections/post-office-directories>, accessed 27/6/2024.
- 37 Certificate of Title 835-97 (Cancelled).
- 38 Certificate of Title 835-97 (Cancelled).
- 39 Licencing Notices, *West Australian*, 20 July 1946, p.14, <http://nla.gov.au/nla.news-article46159169>, accessed 15/10/2023.
- 40 Bassendean Rochdale Co-operative first appears as the occupant in the 1947 Post Office Directory, but correspondence to the Bassendean Roads Board in 1946 indicates the Co-Operative was already the tenant at that point. Wise's Post Office Directories, 1946-1947, available via State Library of Western Australia, <https://slwa.wa.gov.au/collections/collections/post-office-directories>, accessed 10/6/2024; Building Permit applications and correspondence July-August 1946, in property records held by Town of Bassendean.
- 41 Wise's Post Office Directories, 1938-1946, available via State Library of Western Australia, <https://slwa.wa.gov.au/collections/collections/post-office-directories>, accessed 27/6/2024.



Figure 5. Interior of Rochdale Co-op in 1947 showing fit out and high-level windows. Bassendean Local Studies Collection.⁴²

Founded in 1844 in Rochdale in the north of England, the Rochdale Co-operative is considered the foundation of the modern cooperative society and movement.⁴³ Delegates from Australia were at the founding meeting of the International Cooperative Alliance in 1895,⁴⁴ and numerous cooperative organisations developed around the country, including in Western Australia.

Agricultural cooperatives were the most prominent influence on the development of the movement in Western Australia, notably Wesfarmers Ltd (branded Westralian Farmers Co-operative Limited from 1921-1984).⁴⁵ In the retail sector, the general objective of cooperatives was to reduce prices by pooling the financial resources of members to increase buying power. This was done by shoppers buying shares in the cooperative in return for discounted prices.

The Bassendean Rochdale Co-operative was established in 1944, coinciding with the centenary of the movement. It aimed to secure 500 members who would take five shares each, at 4 shillings per share.⁴⁶ In c.1946 the Cooperative moved from its existing address on the other side of Perth Road to the Padbury's Store location.⁴⁷ The Cooperative also expanded into Midland and Guildford.⁴⁸

Over time, the wall of Padbury's Store facing the railway line provided an extensive canvas for advertising, both of the occupants of the store and its goods.⁴⁹ There was also advertising painted on the eastern wall.⁵⁰

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- 42 'Interior of the Bassendean Rochdale Co-Operative Ltd. Store, c1947' [photograph], *Bassendean Local Studies Collection*, P704, via <https://library.bassendean.wa.gov.au/services/local-studies.aspx>, accessed 9/10/2023.
- 43 'The Rochdale Pioneers', *International Cooperative Alliance*, <https://ica.coop/en/rochdale-pioneers>, 15/10/2023.
- 44 'Our History; the International Cooperative Alliance' *International Cooperative Alliance*, <https://ica.coop/en/cooperatives/history-cooperative-movement>, accessed 15/10/2023.
- 45 WA Thematic.
- 46 'The New Order and the Cooperative Movement' *Swan Express*, 8 June 1944, p.1, <http://nla.gov.au/nla.news-article204794986>, accessed 15/10/2023.
- 47 Wise's Post Office Directories, 1946-1947, available via State Library of Western Australia, <https://slwa.wa.gov.au/collections/collections/post-office-directories>, accessed 27/6/2024.
- 48 'Bassendean Co-op - a successful year' *Swan Express* 16 December 1948, p.6, <http://nla.gov.au/nla.news-article207368372>, accessed 15/10/2023.
- 49 'Bassendean-Rochdale Co-Op premises in the Padbury's Building 202 Perth Road Bassendean' [photograph], 236426PD, *State Library of Western Australia*, https://encore.slwa.wa.gov.au/iii/encore/record/C_Rb2311993, accessed 14/09/2023.
- 50 'Aerial photograph of Bassendean 31 May 1967' [photograph], 260767PD, *State Library of Western Australia*, https://encore.slwa.wa.gov.au/iii/encore/record/C_Rb2432523, accessed 14/09/2023.

1960s

In 1962, the vacant western lot was purchased by Freecorns, an independent supermarket chain established by David Freecorn during the Depression. By the 1960s, Freecorn had numerous stores including branches in Bentley, Victoria Park, Fremantle and Swan View. Freecorns was one of several independent supermarket chains operating in Western Australia and in other states at this time, with others including Charlie Carters, Tom the Cheap, Four Squares, Foodland and Mathesons.

The vacant lot was not developed, but Freecorns replaced the Rochdale Co-operative as the main occupant during this period. The verandah was replaced by an awning, likely c.1957.⁵¹ This was consistent with the removal of many verandahs across Perth during this period due to the perceived risk of collapse in the event of the supports being damaged in a traffic accident.

1970s

As the century progressed, the smaller independent grocery chains were increasingly challenged by the expansion of larger national chains such as Coles and Woolworths. In 1976, the Freecorns business was put up for sale after the death of David Freecorn the year before. Advertising for the sale noted that the company was in receivership but was operating 74 grocery and 10 liquor outlets throughout Western Australia.⁵²

In 1977, work began to extend Guildford Road to create a more direct route to the Guildford Road Bridge and avoid the historic zigzag Perth Road took through Bassendean. The extension of Guildford Road began opposite *Padbury's Buildings*, which changed the building's relationship with the corner. The Perth Road alignment through the town was renamed Old Perth Road.⁵³

In 1978, all the lots that comprise the place were bought by Beckford Pty Ltd which has owned the property ever since. It is likely that Beckford made changes to the facades of both parts on taking ownership and in response to changes in occupancy.

It was during the late-1970s that the upper façades were painted peach and changes were made to the facades at ground level, including realignment of the entry to the stairwell.⁵⁴ Godwin's Pharmacy took over occupancy of the ground floor of Padbury's Store, and a florist opened in the Adjoining Shop. The windows above the awning on both buildings were boarded over, in the case of Godwin's

51 Building Application for suspended awning, approved February 1957, in property records held by Town of Bassendean.

52 'For Sale, Well known Grocery and Liquor Chain "Freecorns Pty Limited' *Canberra Times*, pp.3-4, <https://trove.nla.gov.au/newspaper/article/110825471>, accessed 16/10/2023.

53 P26207 Commercial Precinct, Old Perth Road, *Town of Bassendean Municipal Inventory*, <https://inherit.dplh.wa.gov.au/Public/Inventory/Details/23b1e5a2-0345-4a34-8bc6-8cde9abc799e>, accessed 13/6/2024.

54 'Padbury's Buildings: Front View, C.1977', [photograph] *Bassendean Local Studies Collection*, P28, via <https://library.bassendean.wa.gov.au/services/local-studies.aspx>, accessed 3/10/23.

Pharmacy, to allow for additional advertising space. By 1987, the façade of Padbury's Buildings had been repainted white.⁵⁵

At some point after 1987, the paint was removed from the pediment of the Adjoining Shop returning it to the original brick and stucco.

Current Use

In 2025, the place continues to be used for mixed retail purposes. This includes the area that was previously the Manager's Residence of Padbury's Store.

12. PHYSICAL EVIDENCE

Siting

The place comprises three lots at the intersection of Guildford Road and Old Perth Road. The building complex is located on the eastern half of the site, with the western half being occupied by an open-air carpark (with access off Kenny Street).

The opposite side of Guildford Road is occupied by the railway line and the modern, two-storey entry to Bassendean Railway Station. To the west of the site, Guildford Road has a very mixed character in terms of use, setbacks, style and period of development. Along the adjacent section of Old Perth Road, *Padbury's Buildings* forms part of an early to mid-20th century town centre precinct. This is primarily single storey with continuous low parapets, but also includes the two-storey Bassendean Hotel at the beginning of the next block (corner of Old Perth Road and Park Street).



Figure 6. View of the place from elevated viewpoint on Bassendean Station pedestrian overpass (2023).



Figure 7. View of the carpark on the western side (2023).

Exterior

The brick and iron Federation Free Classical building⁵⁶ includes a two-storey section on the western side and a smaller single-storey section on the eastern side. Constructed of brick (originally face brick with stucco detailing) the main façade is now painted. From the street frontages, the corrugated profile metal roofs are concealed from view by the decorative parapets. The saw-tooth roof over the rear section of Padbury's Store is now concealed. At the south-east corner of the site is

⁵⁵ 'Brian Godwin's Target Chemist in the Padburys Buildings and the Guildford Bassendean Florist on the corner of Guildford Rd (at right) and Old Perth Road, Bassendean, August 1987' *State Library of Western Australia*, https://purl.slwa.wa.gov.au/slwa_b3654662_13, accessed 14/09/2023.

⁵⁶ Apperly, Richard, Irving, Robert, Reynolds, Peter: *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present* Angus & Robertson, North Ryde, 1989.

a utilitarian c.1986 physiotherapy wing, which is now vacant and fenced off from the carpark.



Figure 8. Visual impact of decorative detailing to first-floor façade diminished by painted finish. Original shopfronts significantly modified.



Figure 9. Façade originally face brick with contrasting stucco detailing now painted. Original multi-paned sash windows replaced with aluminium-framed windows. High-level windows to the shop (above awning) boarded up. Most of the decorative detailing has been retained.



Figure 10. Shop front originally featured a central recessed entry flanked by large display windows. Replaced by current brick façade c.1970s, with a small display window and a wide raked entry at eastern end.



Figure 11. Original frontage to stairwell followed approximate line of concrete paving. Free-standing columns support original line of first-floor facade. Panelled timber door with multi-pane fanlight windows, which formed recessed entry of original frontage, replaced by metal roller door at new setback.



Figure 12. Form and detailing on ground level were extensively altered c.1970s. Original highlight windows above awning boarded up - unclear what remains under boards.



Figure 13. Parapet detailing of single-storey shop largely intact. Removal of paint revealed original brick and stucco.



Figure 14. Saw-tooth roof of single-storey section concealed behind flat-pan metal parapet. Section of multi-paned saw-tooth windows still visible at south end. High-level windows to original south wall (now boarded over) can be seen.⁵⁷ Original face brick walls, timber-framed sash windows, and louvred gable vent to rear of Manager's Residence still visible. Rear skillion c.1960. Doors and windows along west elevation from rear of the shop and two portico entries c.2008.



Figure 15. View from Manager's Residence window – showing form of sawtooth roof, chimney to single-storey Residence, and two high-level west facing windows (now boarded over) that lit rear of Adjoining Shop. Skillion roof next to chimney illustrates width of original residence. Continuation of skillion at slightly shallower pitch illustrates area of former courtyard that was enclosed and redeveloped c.2010-2011.⁵⁸



Figure 16. Original detailing of multi-pane sawtooth roof windows visible through open skylight hatch to east-west entry passage off carpark. Small section of former high-level panel and batten ceiling also visible.

Interior

As shown in Figures 17 & 22, the interior comprises a ground floor with Padbury's Store to the west side, a hallway through the centre leading to the First Floor Manager's Residence above Padbury's Store, and the Adjoining Shop with Residence to the rear along the east side.

Ground floor

The ground floor level of Padbury's Store encompasses the full width of the western section of the building, from the northern street frontage to the southern end of the saw-tooth roof. This area has now been subdivided into two separate tenancies,

⁵⁷ One of these windows can be seen in an internal view of the shop from the mid-20th century, Figure 5. Interior of Rochdale Co-op in 1947.

⁵⁸ Note: closer internal inspection would be required to determine if any evidence of the former chimney breast/fireplace is concealed within the built-in cabinetry along the east wall of the dental surgery.

divided by an east-west entry passage from the carpark. A third tenancy occupies the 1968 skillion addition at the rear.

There is a separate entry on the ground level between Padbury's Store and the Adjoining Shop to a staircase leading to the first floor Manager's Residence.

The single-storey Adjoining Shop has an attached residence at the rear. The original shop has been subdivided into multiple rooms.

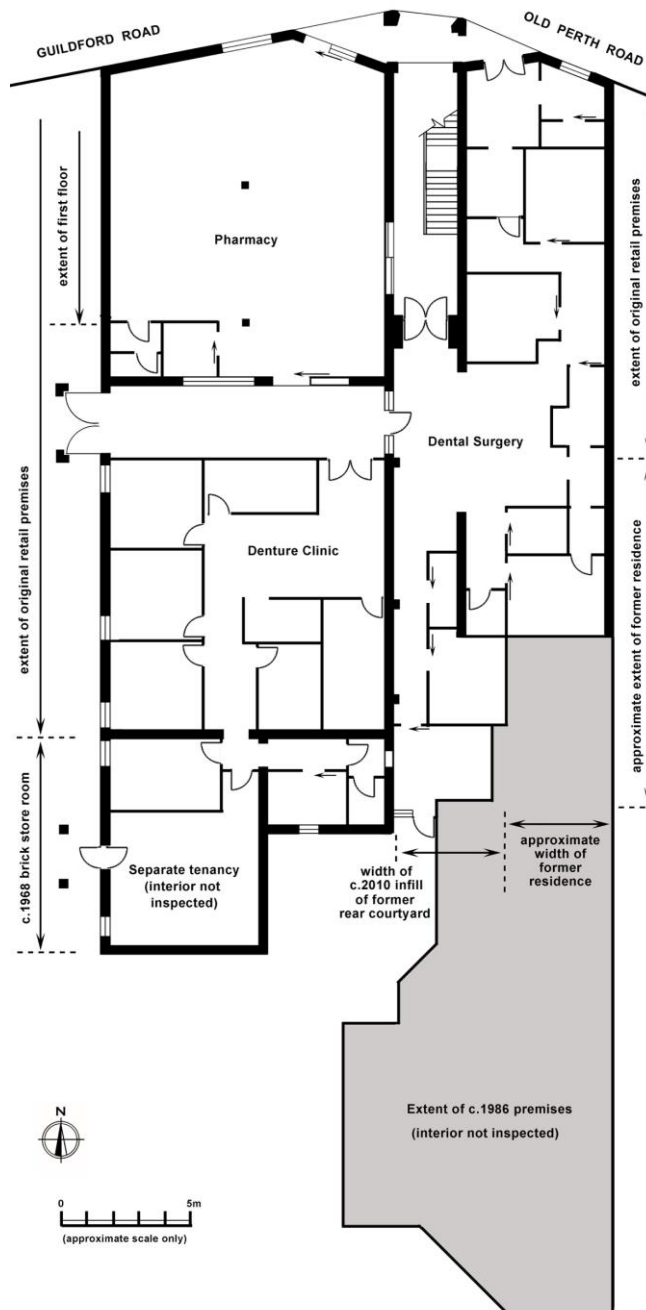


Figure 17. Ground Floor Plan



Figure 18. Pharmacy (front section of Padbury's store 2023).

Materials and configuration of shopfront c.1970s. Remainder of fit out is more recent, including a suspended ceiling, rendered walls, carpeted floor, two small rooms at the south-west corner, a modern pharmacy counter and dispensing area, and multiple display units.

Internally, there is no visible evidence of the form or finishes of the original shop.

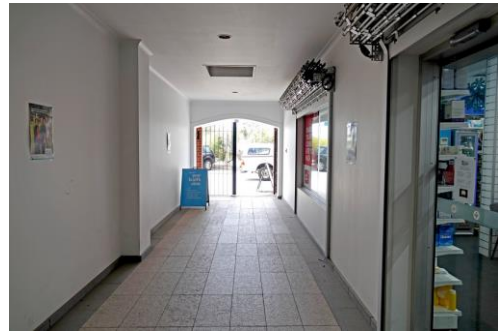


Figure 19. East-west entry passage off the carpark.

Three of the modern tenancies have been linked by an east-west passage that runs along the back of the pharmacy (subdividing the area of the original shop).

Walls, ceiling and floor finishes in this area all date from the post mid/late-20th century period.



Figure 20. Denture clinic (rear section of Padbury's store 2023).

Rendered finishes to walls, suspended ceilings, floor finishes, partitions, doors and windows all date from the post mid/late-20th century period.

The only original fabric is in the east, west and south walls of the original shop (all brick) and in the early skillion addition at the south-east corner. These can be identified by the thickness of the walls, but otherwise do not display any original character.

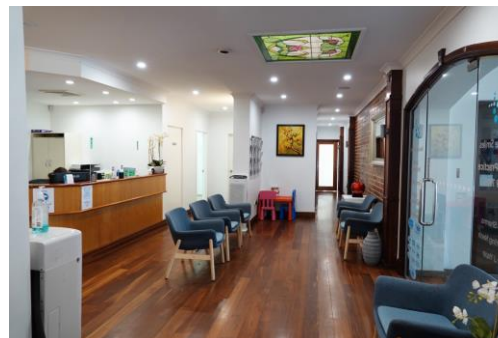


Figure 21. Dental Clinic (original single storey shop and attached residence).

The single storey Adjoining Shop and residence have been extensively altered, including reconfiguration of the shopfront, subdivision of the original shop into multiple rooms, and redevelopment of the site's former residence (including the extension of this area into the original central courtyard).

Ceilings, floor finishes, internal walls, doors and windows all date from the post mid/late- 20th century period.

First floor Manager's Residence

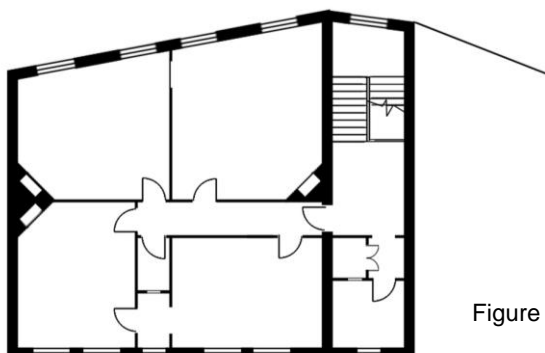


Figure 22. First Floor Plan

The first floor Manager's Residence is accessed via a jarrah staircase. The staircase has a small landing midway (fitted with a modern metal gate), before reaching a second landing at the north wall. It then returns for a single flight to reach the first floor.

At first floor level, a spacious upper landing and east-west corridor provide access to four main rooms (three with corner fireplaces). There are four small utility rooms/store rooms.



Figure 23. Front and rear entries to stairwell replaced c.1970s.

Stairwell has plain rendered walls, polished timber floor and jarrah staircase. There is a metal roller door to the street frontage and double, glazed doors to the dental clinic, which previously led to a small verandah and rear courtyard (since redeveloped).

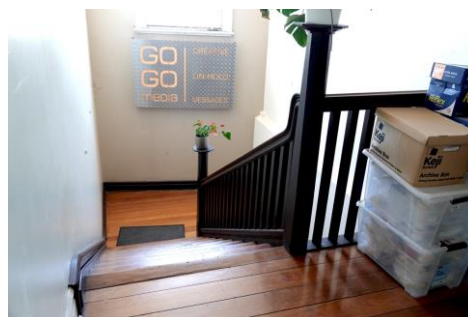


Figure 24. Original detailing to staircase (2023) includes pedestal-style newel posts, carved handrail, rectangular balusters and a deep skirting.

Irregular shape of second landing emphasises unusual angles required to address the irregularly splayed frontages to the site.

Over the landing, a suspended ceiling intersects with top of north-facing aluminium framed window that has replaced original timber-framed window.



Figure 25. East-west corridor of Manager's Residence (2023) has polished timber floors, original timber skirtings and architraves (painted), rendered walls, and a 3.7m high flush ceiling with no cornices.

Door to entry arch off the landing has been replaced, but other doors are original.



Figure 26. North-east (pictured) and north-west rooms are irregular shaped, reflecting splayed frontage of site.

The north-west room fireplace has a semi-circular opening framed by a dark-stained timber mantle. Original detailing includes the 4-panel door and fanlight to corridor, timber skirtings and architraves (painted), picture rail and rendered walls.

The fireplace is indicated by a splayed wall at south-west corner, but concealed by wall panelling.

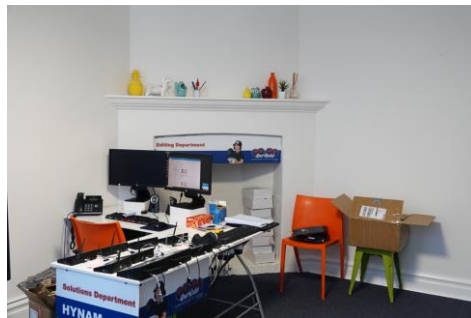


Figure 27. Original detailing to the south-west room includes rendered walls, timber skirtings and architraves (painted), 2 four-panelled doors, a fanlight over the door to the corridor, and 2 double-hung timber-framed windows. The fireplace to the north-west corner has a shallow-arched opening and a moulded mantle.

Original features of room include the 4-panel door with fanlight to corridor, timber skirtings and architraves (painted), and 2 original double-hung timber-framed windows.

Modifications to original fabric

The interior has been extensively altered throughout the ground floor level, including modern fit outs and structural alterations and additions, with little original fabric remaining.

Padbury's Store (double storey)

Originally, the ground floor shop was a large emporium '37ft. wide, 90ft. in depth, 16ft. in height'.⁵⁹ This corresponds with the full width of the western section of the building and with the distance from the northern street frontage to the southern end of the saw-tooth roof.

- This area is now divided into two separate tenancies (each with partitioned spaces), divided by an east-west entry passage from the carpark.

⁵⁹ 'Progressive West Guildford - Opening of Padbury's Stores Ltd' *Swan Express*, 16 August 1918, p.2, <http://nla.gov.au/nla.news-article207321620>, accessed 10/09/2023.

- Suspended ceilings have been fitted throughout, concealing evidence of any surviving original ceilings.
- The materials and configuration of the Padbury's Store shopfront date from around the 1970s. The remainder of the fit out is more recent. Internally, there is no visible evidence of the form or finishes of the original shop.
- Three of the modern tenancies have been linked by an east-west passage that runs along the back of the pharmacy (subdividing the area of the original shop). The walls, ceiling and floor finishes in this area all date from the post mid-late 20th century period.
- The only original fabric is embodied in the east, west and south walls of the original shop (all brick) and in the early skillion addition at the south-east corner. These can be identified by the thickness of the walls, but otherwise do not display any original character.
- There have been some alterations to the first floor Manager's Residence, but the original layout and a high level of original detailing has survived.

Adjoining Shop (single storey)

At the time of opening, described as '50ft. long, 20ft. wide and 16ft in height',⁶⁰ with an attached residence at the rear. The depth of the shop corresponds with the distance between the street frontage and the southern side of the current east-west corridor off the carpark, and continues to be defined by a hipped roof.

- The single-storey Adjoining Shop and Residence has been completely reconstructed to the extent there is no visible evidence of its original nature or extent.
- Alterations include the reconfiguration of the shopfront, subdivision of the original shop into multiple rooms, and redevelopment of the site's former residence (including the extension of this area into the original central courtyard).
- The alignment of the former rear wall of the shop passes through what is now an open reception and waiting area.
- The ceilings, floor finishes, internal walls, doors and windows all date from the post mid/late-20th century period.

Condition

The building is generally in a sound condition, but the painted finish to external timber work at first floor level is poor (e.g. to the remaining sawtooth roof windows and the external frames to the first-floor windows). There has also been considerable damage to the quality of the external painted finishes due to graffiti.⁶¹

No evidence of structural cracks or rising damp was noted for the brick walls, but there is some evidence of falling damp from at least one of the junctions of the saw-

⁶⁰ Ibid.

⁶¹ Note: During the site inspection the owner advised that a test panel has been undertaken to determine the viability of removing the paint from the original face brickwork.

tooth roof (visible to the modern suspended ceiling in the dentures clinic). Rust was observed to the roof cappings, as viewed from the first-floor windows, but the roof sheeting appears to be in good condition.

The stucco to the main façade requires closer inspection to determine the extent of fine cracking, particularly to the upper cornice and parapet capping. There is also fine cracking to the rendered finish to the western façade (noting that this is not an original finish).

Internally, the partitions and finishes to the ground floor generally date from the post mid/late-20th century period and are in good condition. The surviving original fabric to the Manager's Residence (fmr) is generally in good condition (although original finishes have been modified).

The rear (c.1986) addition is currently vacant and fenced off, and is not being maintained to a high standard.

13. COMPARATIVE INFORMATION/THEMATIC ANALYSIS

Thematic Analysis

This analysis is based on the *Thematic History of Western Australia*⁶² (WA Thematic). The following themes, key events and phases are relevant to the history of the place:

Infrastructure – Development of Settlements & Services

- 1880s Railways cause towns to reorient with railway station at the heart.
- 1900-1930 Subdivision of suburbs along Perth railways accelerated.

Economy - Commerce

- 1870s-1880s Merchant class become established as a powerful commercial, political and social elite (many initially commercial importers), in Perth notably George Shenton and Walter Padbury. Solid position leading into gold boom period allows these families to become very wealthy as trade and population increases. Gradual development over the period of more specialised retail stores e.g. drapers, haberdashers, butchers, bakeries, fruit and vegetable stores.
- 1890s Existing traders make their fortunes supplying the gold boom population, and new businesses also flourish. Department stores develop, both local traders and branches of retail and wholesale companies from eastern colonies. All population centres experience commercial expansion. Shopping emerges as a leisure activity and retail changes to more display-oriented stores.
- 1900-1930 Commerce expands steadily, following the population as it moves from goldfields to urban and Wheatbelt centres. Many established local companies give Western Australian flavour to the commercial realm.

⁶² 'A Thematic History of Western Australia' (incl. Framework Spreadsheet & Narratives). Prepared for the Heritage Council of WA by Clare Menck, Historian, June 2018.

- 1930s Retail struggles during Depression, especially in rural areas. Budget department stores Coles and Woolworths open WA stores (1932), pressuring local businesses.
- 1956 Discount 'cash and carry' supermarkets introduced by two local grocery chains, revolutionising the grocery business. Coles and Woolworths soon follow. Self-service retail became the norm.
- 1960s Rapid development of many suburban shopping centres, mostly relatively small scale.
- 1970s Rapid transition from high-street shopping strips to enclosed shopping centres anchored around large supermarkets and/or department stores.

Comparative Analysis

Padbury legacy in Western Australia

The Padburys are well represented in Western Australia due to the contributions of Walter Padbury⁶³ and his nephew William. Walter Padbury was a pioneering pastoralist, and both men were astute businessmen who, respectively, played a substantial role in developing the state (Walter 1850s to 1900s; William 1890s to 1940s) through diverse agriculture and business ventures.

Walter Padbury

Walter's Padbury is recognised in a number of places in the State Register including:

- P4105 *Padbury's Stores & Residence, Guildford* (RHP) (1869 – 1904) - constructed for Walter Padbury and William Thorley Loton's W. Padbury & Co., and later owned by William Padbury, the place (constructed 1869-71 and c.1901-1904) is a purpose-built complex of stores, adjacent gravel yard and substantial owner's residence, and is exceptionally significant as an extant example of the substantial commercial buildings and adjoining substantial residences constructed in Guildford in the latter half of the 19th and early-20th centuries.
- P12874 *Glentromie Farm Group* (RHP) (1850) – this substantial mid-19th century pastoral station, with significant buildings built by ticket-of-leave men, was owned by Walter from 1887 until his death in 1907.
- P9102 *Quarry Amphitheatre, City Beach* (RHP) (1896 – 1987) – Walter acquired more than 1,200 acres of land to the west of Lake Herdsman, including the quarry and limekilns business original set up by Henry Trigg, who went on to become the Superintendent of Public Works in WA.
- P15873 *North West Stock Route (fmr) Stage 1* (RHP) (1839 – 1905) – Walter was instrumental on lobbying the Government for the establishment of this route which runs from Yanchep to Neergabby.

⁶³ East Perth Cemeteries [Walter Padbury](#) at 21 Feb 2025

William Padbury

Given his close association with his uncle, as noted above, William Padbury is also recognised in the Guildford store (1896 - 1933). *Padbury's Buildings, Bassendean* was originally constructed and owned by William Padbury.

In 1902, William Padbury purchased and lived with his family in a residence in Guildford which is on the Register as:

- P2477 *St Charles Seminary* (RHP) (1897 – 1918) – formerly known as Garden Hill, comprises two brick and tile houses and a detached servants wing with ballroom and billiard room.

William Padbury established several regional Padbury's branch stores including:

- P11034 Moora Trading Company - [Shire of Moora LHS] – (previously Padbury's Colonial Store c.1903).
- P2570 Manchester Unity Independent Order of Oddfellows Hall (fmr) [on HCWA Assessment Program as part of P26408 Toodyay Townsite] - acquired by William Padbury to use as a store in 1908.

Both places remain extant and still operate as retail shop spaces today.

In 1925, he expanded his commercial enterprise with the construction of a large two-storey store on the corner of Wellington Street and Forrest Place in central Perth, opposite the railway station.⁶⁴

- P4332 Padbury Buildings in Perth (1925) – demolished c.1990 to make way for Forrest Chase development.

Branch stores

By the 1890s, many established businesses became major traders for the next half century (and beyond) including Boans, Brennans, Bairds, Levinsons (jewellers), Mills & Ware. Companies from the eastern colonies or United Kingdom were now more interested in establishing WA branches, for example, Foy & Gibson, Goode Durrant & Murray, G.R. Wills & Co, McLean Bros & Rigg, Geo. P. Harris Scarfe & Co, Dalgety & Co, Elder Smith & Co, D & J Fowler Ltd.⁶⁵

The advertising pages of Wise Post Office Directories in WA, in the earlier half of the 20th century, list many businesses including Dalgety & Co Ltd, Tolley & Co Ltd. Elder, Smith & Co Ltd, F & C Piesse, and Alfred Raphael & Co, with branches in Perth and Fremantle (some on the State Register as part of P25225 *West End, Fremantle*). Other branches were further afield in regional towns, especially in the Goldfields or Wheatbelt areas. Padbury's Store, when it opened in 1918 in Bassendean, was just one such example of a branch to its original store, established in 1869 in Guildford.

Post Office Directory listings indicate that the proportion of merchants running branch stores grew in the decades preceding the construction of *Padbury's Buildings, Bassendean* and remained largely steady during the 10-year period it operated as a Padbury's Store. At the time, Padbury's Stores Ltd appears to have

⁶⁴ 'Padbury Buildings under construction, Forrest Place, Perth, 1925' *State Library of Western Australia*, BA127/185 [online](#), accessed 9/10/2023.

⁶⁵ *Ibid*

been among one of the more prominent businesses operating branch stores throughout the State, with multiple branches in suburban and regional locations.

Federation Free Classical style commercial buildings

A search of the Historic Heritage database for Federation Free Classical buildings used for commercial/retail purposes, including those with a residential aspect, built between 1890 and 1920, returned 211 places, with 29 on the State Register, including the following:

- P1900 *McNess Royal Arcade* (RHP) (1897)
- P1991 *Connor Quinlan Building* (RHP) (1891)
- P1954 *Bon Marché Arcade* (RHP) (1901)
- P15226 *Commercial Building & Attached Residence* (RHP) (1907)
- P8736 *Oddfellows Hall (fmr)* (RHP) (1897)
- P3352 *Glanville's Buildings* (RHP) (1902)

Commercial precincts

In the early-20th century, shops in Perth were often established along roads in proximity, or leading, to railway stations on the Fremantle to Guildford line, and along tramway or arterial routes. The following places on the State Register are comparable examples of this type of retail development:

- P14896 *Whatley Crescent Group, Maylands* (RHP) (1902 – 1924) – a row of single and two-storey shops, some with attached residences. The place is an intact group of shops in the Federation Free styles and a landmark at the entry to the Maylands commercial area opposite Maylands Station.
- P3845 *151-165 Beaufort Street, Perth* (RHP) (1903) – a two-storey group of retail buildings with residences on a landmark corner site. It is noted as the most intact example of a group of buildings in the Federation Free Classical style.
- P3485 *Shops, 452-460 William Street* (RHP) (1914) – a two-storey terrace of five shops and dwellings, in the Federation Free Classical style, on a corner is an entry landmark to the Northbridge commercial area and a good and intact example of its type which represents the once common practice of retailers living over their premises.

Hobbs, Smith and Forbes

Padbury's Buildings, Bassendean was designed by notable architecture firm Hobbs, Smith and Forbes. There are 20 places on the State Register associated with the firm dating between the 1870s and 1920s, which are mainly commercial buildings including banks and hotels. Approximately half were constructed in the Federation Free Classical or Inter War Free Classical style. Of these places, the following places in the State Register are comparable as examples of retail stores or complexes:

- P3264 *Savoy Hotel* in Perth (RHP) (1914)
- P15820 *Dalgety Wool Stores (fmr)* (RHP) (1922 – 1952)

- *P290 Matso's Store & Captain Gregory's House (fmr)* (RHP) (1910 – 1998) – the former Union Bank building (ie Matso's Store) was designed by Hobbs, Smith and Forbes.

Hobbs, Smith and Forbes were also involved in the subsequent alterations and additions to prominent commercial buildings on the State Register including:

- P1954 *Bon Marché Arcade* (RHP) (1901)
- P2148 *Royal Hotel* (RHP) (1882 – 1906)
- P14888 *Globe Hotel* (RHP) (1884 – 1910)

Conclusions

Padbury's Buildings, Bassendean is a representative example of the suburban commercial/residential buildings and branch stores constructed in the early-20th century, at key locations close to railway stations and arterial roads. There are a number of other examples entered in the State Register, as well as comparable buildings designed by architecture firm Hobbs, Smith and Forbes.

15. FURTHER RESEARCH

APPENDIX 1 - ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

This section identifies the cultural heritage values of the place. Values that make a strong contribution to the place's cultural heritage significance are also included in the Statement of Cultural Heritage Significance above.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in section 38 of the *Heritage Act 2018*. Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

(A) Historic Value - evolution or pattern WA history

Padbury's Stores, as part of *Padbury's Buildings*, was built as a suburban branch store, close to a railway station, at a time when firms were expanding their businesses into new geographical areas.

The place demonstrates the scale and character of the general and grocery retail industry, as a branch of a chain of stores under different operators, before the rise of large national supermarket chains and shopping centres in the mid-1970s.

The respective residences attached to Padbury's Stores, and the Adjoining Shop, demonstrate a living arrangement that was not uncommon for small to medium commercial premises in WA, in the late-19th and early-20th centuries.

(B) Rarity – rare, uncommon or endangered aspects

Factor not relevant to this place.

(C) Scientific Value – yield information that contributes to understanding of WA history

Factor not relevant to this place.

(D) Representativeness – characteristics of a broader class of places

Prominently positioned addressing Bassendean Station opposite, and at the entry to the local commercial centre, *Padbury's Buildings* is representative of the type of local shops that were developed along major transport arteries and in close proximity to railway stations as suburban development increased in the early to mid-20th century.

The place is representative of a commercial building built in the Federation Free Classical style, widely built in WA between 1890 and 1915.

Padbury's Store is a representative example of a suburban branch store for a Western Australian merchant chain.

The place demonstrates the common practice in the late-19th and early-20th centuries of including residences behind and/or above shops.

(E) Social, Cultural or Spiritual Value – strong or special meaning for groups/community

Padbury's Buildings is valued by the local Bassendean community, as evidenced by its inclusion in the Town of Bassendean's Municipal Inventory and Heritage List.

The place contributes to the local community's sense of place as it has been a prominent local landmark, opposite Bassendean Station and at the entry to the town's commercial centre, for more than 100 years.

(F) Aesthetic Value⁶⁶

The place has some aesthetic value as an example of a commercial building designed in the Federation Free Classical style, despite significant modifications in the 1970s to the exterior and interior.

(G) Historic Value - person, group or organisation

The place was built for William Padbury, a prominent Western Australian businessman who developed a small chain of general stores in country towns and in the metropolitan area.

The place was designed by the architectural firm Hobbs, Smith and Forbes and built by Hawkins and Sons, both of whom were responsible for many prominent buildings in Western Australia.

(H) Aesthetic/Scientific Value – creative or technical achievement

Factor not relevant to this place.

⁶⁶ For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.
For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

APPENDIX 2 – FACTORS S.38 HERITAGE ACT 2018

In determining cultural heritage significance, the Heritage Council must have regard to the factors in section 38 of the *Heritage Act 2018*. These factors, and their equivalent values are listed below. Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

- (A) Importance in demonstrating the evolution or pattern of Western Australia's history - Historic Value
- (B) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage – Rarity Value
- (C) Potential to yield information that will contribute to an understanding of Western Australia's history – Scientific Value
- (D) Its importance in demonstrating the characteristics of a broader class of places - Representativeness
- (E) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations – Social or Spiritual Value
- (F) Its importance in exhibiting particular aesthetic characteristics valued by any group or community – Aesthetic Value
- (G) Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history - Historic Value
- (H) Its importance in demonstrating a high degree of creative or technical achievement – Aesthetic/Scientific Value